



Water Resources Associates, Inc.

Hydrologists - Hydrogeologists Engineers Forensic Hydrologists

November 17, 1988

Mr. David C. Porter  
Capitol Engineering Company  
724 E. Southern Pacific Drive  
Phoenix, Arizona 85034

SUBJECT: PRELIMINARY SITE INVESTIGATION - CAPITOL  
ENGINEERING COMPANY (724 E. SOUTHERN PACIFIC DRIVE,  
PHOENIX)

Dear Mr. Porter:

The following letter report is intended to document Water Resources Associates, Inc.'s (WRA) preliminary observations recorded during a November 10, 1988 site visit of the subject property. The entire Capitol Engineering Company property was surveyed including 724 East Southern Pacific Drive, 415 South Seventh Street, and 419 South Seventh Street. The intent of this site visit was two fold:

- 1) to review historical and current usage of chemical solvents on the property; and
- 2) to survey the entire site for indications of spills, leaks, or disposal of chemical solvents or other potentially hazardous chemicals.

Capitol Engineering Company is involved in the fabrication of metal equipment. No bulk storage of solvents (except for waste paint and thinner as discussed later in the report) was observed on-site. The solvents used in metal fabrication were confined to aerosol cans or small volume containers (similar to paint cans).

The chemicals either observed or reportedly used on-site are shown in Table I.

The usage of the above solvents was apparently confined to the shop area where steel hardware is fabricated or painted. Aerosol cans and paint cans were reportedly used until empty and disposed of with other solid waste materials. Solvent usage records and material safety data sheets are included as Attachment I.

Phoenix, Arizona

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.. to review historical and current usage of chemical  
solvents on the property; and

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Paint remaining from application on the finished metal products is contained within spray guns. After painting is completed, the guns are washed with water and paint thinner and emptied in a sink in the shop area. Residual from the wash-out is reportedly containerized in a 55-gallon drum and transported off-site under manifested waste procedures. The 55-gallon drum labelled as D001 was observed on-site. The D001 designation is a general waste number assigned by EPA for non-specific ignitable wastes.

No floor drains were observed on the shop premises. Two sealed portals were identified at the southwest corner of the 724 address. These were associated with the sanitary sewage lines from two facility bathrooms. Two storm drains were located adjacent to the south side of the 724 address. Storm gutters were aligned directly into each of these drains. Two storm drains were observed at the 419 building, one storm drain was observed at the 415 address. No indication of paint or solvent spill or disposal were observed in the buildings, or in or near the storm drains. There is no indication of chemical mishandling or disposal on the property.

An underground storage tank was identified south on the subject property adjacent to East Southern Pacific Drive. Information on this tank and the applicable registration materials are attached (Attachment 2). At the time of the site visit, the fill area of the tank was exposed. A tank pressure measurement device was installed at the tank outlet. Monitoring of the pressure device over a several day period indicated that there was no loss in the tank's pressure. Therefore, no tank leak is expected. Capitol Engineering reported that they plan to excavate the tank during the month of December in accordance with ADEQ guidelines.

Previous uses of the site prior to Capitol Engineering were reportedly evaporative cooler manufacturing and light fixture and lamp post manufacturing.

There is potential impact on the Capitol Engineering Company property from adjacent industries. These include Chemonics (pesticides manufacturing) to the east, Economy Food Services (restaurant equipment) to the west, and Smith Pipe (steel fabrication) to the north. Numerous 55-gallon drums and petroleum product dispensers were observed on the Smith property. The Smith property may be a potential source of ground-water contamination in the area.




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Based on this preliminary site investigation and records provided by Capitol Engineering Company, it is Water Resources Associates' opinion that there is only a low probability that Capitol contributed to ground-water contamination in the area. No bulk storage of solvents except paint thinner was observed. Solvent use was limited to aerosol cans or brush cans. There was no evidence of spills or disposal in or near the on-site storm drainage.

If there are any questions or further work is required, please call.

Respectfully Submitted,

WATER RESOURCES ASSOCIATES, INC.



Edward D. Ricci  
Vice President  
Director of Environmental Services

cc: Mr. Kenneth Hodson, Lancy, Scult & McVey



TABLE 1

Item	Potentially Hazardous Constituents	Reported Annual Usage	Percentage of Hazardous Constituent	Use	Comments
1. Aluminum Coating	Xylene	12 gal.	37	Painting	Applied with brush; results in painted product
2. Blue Tool-Makers Ink	Methyl-ethyl Ketone	48 oz.	51-70	Pattern Painting	Infrequently used; applied by aerosol cans, results in painted product
	Toluene		1-10		
	Freon		1-10		
	Methyl-ether Acetate		1-10		
3. Dry Lube	TCA	1 gal.	4	Binds Metal Flakes	Infrequently used; applied by aerosol cans; volatilizes in air with no residual
	Hexane		35		
	Methylene Chloride		6		
4. Anti-Spatter Aerosol	TCA	15 gal.	80	Elbow Welding	Applied by aerosol cans; volatilizes in air with no residual
5. Mineral Spirits	Naptha			Paint Thinner	Contained and stored in gallon cans
6. Top Magic Cutting Fluid	TCA	3 gal.	80	Drilling and Tapping	Very little used; applied with squirt can; volatilizes in air with no residual
	Methyl Chloroform				



TABLE I (CONTINUED)

Item	Potentially Hazardous Constituents	Reported Annual Usage	Percentage of Hazardous Constituent	Use	Comments
7. Cold Gal- vanizing Fluid	Zinc	2 gal.	51-70	Welding	Applied with brush; very seldom used; volatilizes in air with no residual
	Toluene		11-30		
	Xylene		1-10		
8. Gasoline (Regular)	Toluene	250 gal. tank			Use about 3,000 gallons annually
	Xylene				
	Benzene				
	Lead				
9. Crack Check Developer	Ethyl Acetate	2 gal.	40	Welding	Very seldom used, applied with aerosol can, volatilizes in air with no residual

